

PLANNING AND ZONING COMMISSION

RECORD OF DISCUSSION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Perimeter Center Planned Commerce District, Subarea I – Crown Kia – Sign
13-082INF 6400 Perimeter Loop Road
Informal Review**

Proposal: To replace an existing 15-foot tall, 50-square-foot ground sign with a new 14.1-foot tall, 37-square-foot ground sign for an existing car dealership in Subarea I of the Perimeter Center PCD. The site is located on the north side of Perimeter Loop Drive, approximately 370 feet west of the intersection with Mercedes Drive.

Request: Informal, non-binding review and feedback from the Planning and Zoning Commission for a potential Amended Final Development Plan application.

Applicant: Marc Wigler, Crown Automotive Group, represented by Michael Close, Tom Hart, and Isaac Wiles.

Planning Contact: Rachel S. Ray, AICP, Planner II.

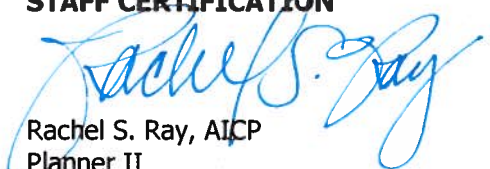
Contact Information: (614) 410-4656, rray@dublin.oh.us

RESULT: The Planning and Zoning Commission stated that, although they did not support the proposed KIA sign concept, they would support a comprehensive approach to updating the Crown dealership campus overall sign plan.

COMMISSIONERS PRESENT

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	(Absent)

STAFF CERTIFICATION


Rachel S. Ray, AICP
Planner II

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**2. Village of Coffman Park PUD
13-076PP/FP**

**Kenzie Lane
Preliminary Plat/Final Plat**

Proposal: A subdivision plat of 2.839 acres into one reserve lot to facilitate the development and construction of 28 condominium buildings, on the north side of Wall Street, east of Discovery Boulevard.

Request: Review and recommendation of approval to City Council for a preliminary plat and a final plat application under the provisions of the Subdivision Regulations.

Applicant: Coffman Partners, LLC, represented by Timothy Kelton.

Planning Contact: Claudia D. Husak, AICP, Planner II and Gary P. Gunderman, Planning Manager

Contact Information: (614) 410-4600, chusak@dublin.oh.us or ggunderman@dublin.oh.us

MOTION #1: Richard Taylor moved, Amy Kramb seconded, to approve the Preliminary Plat because it complies with the preliminary plat criteria.

VOTE: 6 – 0.

RESULT: Approval of this Preliminary Plat is recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION


Gary P. Gunderman
Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**2. Village of Coffman Park PUD
13-076PP/FP**

**Kenzie Lane
Preliminary Plat/Final Plat**

Proposal: A subdivision plat of 2.339 acres into one reserve lot to facilitate the development and construction of 28 condominium buildings, on the north side of Wall Street, east of Discovery Boulevard.

Request: Review and recommendation of approval to City Council for a preliminary plat and a final plat application under the provisions of the Subdivision Regulations.

Applicant: Coffman Partners, LLC, represented by Timothy Kelton.

Planning Contact: Claudia D. Husak, AICP, Planner II and Gary P. Gunderman, Planning Manager

Contact Information: (614) 410-4600, chusak@dublin.oh.us or ggunderman@dublin.oh.us

MOTION #2: Richard Taylor moved, Joe Budde seconded to recommend City Council approval of this Final Plat because it complies with the preliminary plat and Subdivision Regulations with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including labeling the contour lines on the preliminary plat, and;
- 2) That the utility easements be labeled as private on the final plat.

* Rosalind Childers, Davidson-Phillips Inc. agreed to the conditions.

VOTE: 6 – 0.

RESULT: Approval of this Final Plat is recommended to City Council.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION


Gary P. Gunderman
Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**3. Tartan West – Villas of Corazon
13-078AFDP**

**0 Corazon Drive
Amended Final Development Plan**

Proposal: Additional patio options for residential condominiums in the Villas of Corazon in Subarea B of the Tartan West Planned Unit Development District. The site is located on the east side of Hyland-Croy Road, south of the intersection with McKittrick Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Newbury Companies; represented by Steve Newcomb.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

MOTION #1: John Hardt moved, Richard Taylor seconded to table this Amended Final Development Plan.

VOTE: 4 – 2.

RESULT: The motion to table failed.

RECORDED VOTES:

Chris Amorose Groomes	No
Richard Taylor	Yes
Warren Fishman	No
Amy Krumb	No
John Hardt	Yes
Joseph Budde	No
Victoria Newell	Absent

STAFF CERTIFICATION


Tammy Noble-Flading
Senior Planner

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**3. Tartan West – Villas of Corazon
13-078AFDP**

**0 Corazon Drive
Amended Final Development Plan**

Proposal: Additional patio options for residential condominiums in the Villas of Corazon in Subarea B of the Tartan West Planned Unit Development District. The site is located on the east side of Hyland-Croy Road, south of the intersection with McKittrick Road.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code Section 153.050.

Applicant: Newbury Companies; represented by Steve Newcomb.

Planning Contact: Tammy Noble-Flading, Senior Planner.

Contact Information: (614) 410-4649, tflading@dublin.oh.us

MOTION #2: Amy Kramb moved, Joe Budde seconded to approve this Amended Final Development Plan because it allows patios to the side of the single-family residential units and provides additional options for potential homeowners within the subarea, with three conditions:

- 1) That the option of outdoor patios be limited to either the rear or the side of the units, but not permitted to have patios in both locations and with the design and construction details subject to staff approval;
- 2) That the patio option for Lot #13 be eliminated from this proposal; and
- 3) That the developer and homeowners association meet and make a good faith effort to come to an agreement of the design and construction details for the patios.

* Steve Newcomb agreed to the conditions.

VOTE: 6 -0.

RESULT: This Amended Final Development Plan was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION


Tammy Noble-Flading
Senior Planner



City of Dublin

**Land Use and Long
Range Planning**

5800 Shier Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

**4. NE Quad , Subarea 5A – Kroger Marketplace Centre – First Team
13-083CU**

**3868 Hard Road
Conditional Use**

Proposal: A 1,500-sqaure-foot personal training facility to operate within an existing shopping center within Subarea 5A of the NE Quad Planned Unit Development District, located on the north side of Hard Road, west of the intersection with Sawmill Road.

Request: Review and approval of conditional use under the provisions of Zoning Code Section 153.236.

Applicant: Sawmill Hard Center LLC, represented by Ben Hale, Jr.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION: Richard Taylor moved, Amy Kramb seconded to approve this Conditional Use application because it complies with the application review criteria, with no conditions.

VOTE: 6 – 0.

RESULT: This Conditional Use application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION

Tammy Noble-Flading
Senior Planner



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Richard Taylor moved, Warren Fishman seconded, to accept the documents into the record as presented.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION


Tammy Noble-Flading
Senior Planner



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AUGUST 22, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Richard Taylor moved, John Hardt seconded, to accept the July 18, 2013 meeting minutes as amended.

VOTE: 6 – 0.

RESULT: The amended July 18, 2013 meeting minutes were accepted.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Absent

STAFF CERTIFICATION


Tammy Noble- Flading
Senior Planner